

PUBLIC HEARING—December 15, 1965

Appeal #8491 Dumond P. and Elizabeth W. Hill, appellants.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on December 22, 1965:

ORDERED:

That the appeal for a variance from the lot occupancy requirements of the R-1-B District to permit a two-foot extension to existing side porch on dwelling at 3500 Newark St. N.W., lot 25, square 1953, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot, which is located in the R-1-B District, has a frontage of 47.90 feet on 35th Street and a depth of 100 feet on Newark Street being a corner lot. The lot contains an area of 4790 square feet of land.

(2) Appellant's property is improved with a detached single-family dwelling which has a side porch to the west to which appellant desires to make a two foot extension in depth, which in effect will be a two foot overhang. The foundations of the porch will not be altered.

(3) This addition will only increase the lot occupancy by approximately 30 square feet or more.

(4) Appellant's two adjoining property owners have written in letters in favor of the granting of this appeal.

OPINION:

We are of the opinion that appellant has proven a case of hardship within the provisions of Section 8207.11 of the Zoning Regulations and that a denial of the appeal will result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property. In view of the limited area of this addition and the fact that it is not located in close proximity to any properties, it is our opinion that light and air to ~~any~~ any adjoining properties will not be affected adversely.

In view of the above it is our further opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as provided by the zoning regulations and map.